

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49146

7

Property Information

property address: 1301 S COLLEGE AVE

legal description: WINTER, BLOCK 4, LOT 6 & 7 (PT OF), (RESUB OF LOTS 1-6)

owner name/address: COE, MELBA J TRUST B
WILBURN C COE TRUSTEE
7486 OLD RELIANCE
BRYAN, TX 77808

full business name: n/a

land use category: vacant

type of business: n/a

current zoning: SC-B

occupancy status: ~~for lease~~

lot area (square feet): 8835

frontage along Texas Avenue (feet): NA

lot depth (feet): 80

sq. footage of building: 3480

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards
NO NO NO 80

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Side

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☒ abandoned ☐ in-use

of signs: 1 type/material of sign: metal

overall condition (specify):

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: n/a

lot type: ☒ asphalt ☒ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

